BEFORE A COMMISSIONER APPOINTED BY THE CHRISTCHURCH CITY COUNCIL

IN THE MATTER OF	the Resource Management Act 1991
AND	
IN THE MATTER OF	RMA/2022/517 – Proposed Digital Screen Campus, 129 Waimairi Road, Ilam

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STATEMENT OF EVIDENCE OF MATTHEW LESTER

(LANDSCAPE AND VISUAL AMENITY)

Dated: 8 August 2022

GREENWOOD ROCHE
LAWYERS
CHRISTCHURCH
Solicitor: M A Thomas
(monique@greenwoodroche.com)

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Christchurch
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1 INTRODUCTION

1.1 My name is Matthew Lester. I am a senior landscape architect with Rough Milne Mitchell Landscape Architects (RMM). I am an New Zealand Institute of Landscape Architects (NZILA) Registered landscape architect, have a BSC (Geography, Canterbury) and a Post Graduate Diploma in Landscape Architecture (Lincoln). I am also the Chair of the Canterbury Westland Branch of the NZILA. RMM provides site and landscape planning, landscape design, and landscape and visual amenity assessment on proposals across Aoteoroa New Zealand

1.2 I have broad experience across the landscape architectural profession including in commercial/residential interface settings.

1.3 RMM was engaged by Canterbury University to provide site planning, landscape design and landscape/visual effects assessment in relation to the proposed Digital Screen Campus. I have visited and am familiar with the site and the surrounding area. In undertaking work on this proposal, I have worked very closely with the project architect, Max Herriot, particularly in relation to the landscape elements of the site development and how these coordinate with the architecture.

1.4 In preparing my evidence, I have reviewed:

(a) The AEE;

(b) Submissions from the public as part of the consent notification process;

(c) The s92 request by the City Council and the Applicant's response;

(d) The s42a report prepared by Mr Klomp for the Council; and

(e) The evidence of Dr Andrew Phelps, Caroline Hutchison, Max Herriot (which includes further visual simulations of the proposed development prepared by Method Visual), Jonathan Clease, and Dean Chrystal for the University.

1.5 Whilst this is a Council hearing, I acknowledge that I have read and agree to comply with the Environment Court's Code of Conduct for

Expert Witnesses, contained in the Environment Court Practice Note 2014. My qualifications as an expert are set out above. Other than where I state that I am relying on the advice of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

1.6 My evidence is to be read in conjunction the Graphic Attachment (GA) attached as an appendix to my evidence (RMM, University of Canterbury, Landscape Graphic Attachment, August 2022).

2 SCOPE OF EVIDENCE

2.1 My evidence addresses:

(a) The landscape context for this proposal and the existing environment;

(b) Key features of the proposal from a landscape and visual amenity perspective;

(c) My assessment of the landscape and visual amenity effects of this proposal;

(d) Submissions on the proposal which relate to landscape or visual amenity matters;

(e) The s42a report; and

(f) Consent conditions.

3 SUMMARY

3.1 The proposed development site sits within an urban landscape of high visual amenity. However the District Plan anticipates large scale development on the campus site (and the potential effects of such development on amenity) through Special Purpose Zone rules.

3.2 The proposal has minor non-conformances with these rules but its visual effects are in fact less than anticipated by District Plan.

3.3 I consider that overall, having regard to the permitted baseline, the proposal will have a low (minor) effect on visual amenity as a result of the introduction of new buildings where there are currently none. A 'low' effect is one where effects are discernible but do not adversely affect the viewer experience.

3.4 If the permitted baseline is not accounted for, I consider that effects on visual amenity on the Dovedale Avenue frontage will be low-moderate during winter and low during summer.

3.5 I consider that the proposal will have a very low effect (less than minor) on landscape character. A 'very low' effect is one which is negligible or is not readily discernible.

3.6 The potential effects of the proposal on visual amenity are mitigated by the height and sympathetic design of the production offices on Dovedale Avenue, the setback of that building from the road and the proposed retention of existing tree planting within the site. The taller buildings within the film production site have been located behind the production offices so as to have less visual impact from residences on Dovedale Avenue.

3.7 Cross sections which I have prepared (refer GA page 06) show that that the boundary trees within the site's frontage to Dovedale Avenue will generally screen or filter views of the buildings from the road and from neighbouring residential properties. This can also be seen in the visual simulations prepared by MethodVisual which are included in Appendix D to Mr Herriot's evidence.

3.8 The cross sections which have been prepared also show the effective heights of the buildings when seen from typical vantage points on public or neighbouring land adjacent to the site. The *line of sight to the top of the building* (refer GA page 06) in each section is intersected by the District Plan Height and Setback Envelope, meaning that a building built to the envelope permitted by the Plan would appear higher than the buildings proposed from the viewing positions shown, which are on the opposites sides of the adjacent public roads or from the Ilam Stream on the southern side of the site.

3.9 While there will be a change in visual amenity and that change will be discernible, it will not adversely affect the viewer experience given the significant mitigation provided by existing trees. I therefore consider that the proposal can be supported from a landscape and visual amenity perspective, particularly given the permitted baseline for development on this site.

4 LANDSCAPE AND PROJECT CONTEXT

Context Description

4.1 The context of the proposed development site involves two main aspects:

(a) it is part of the wider University of Canterbury Dovedale campus (refer GA, page 03); and

(b) it sits adjacent to a well established residential area of high amenity value (refer GA pages, 03, 07, 08).

4.2 The overall Dovedale campus site is characterised by a high percentage of green and open space but also contains large institutional buildings and carparks with large, mature trees and gardens and a network of pedestrian and cycle access throughout (see GA pages 04, 07, 08). The surrounding residential environment is characterised by large houses on relatively spacious sites and a well established framework of urban trees and planting (refer GA page 08). This creates a landscape of high visual amenity, amenity being described as pleasantness and aesthetic coherence.

Site Description

4.3 The part of the site where new buildings are proposed to be located (refer GA pages 03, 04, 05 – Proposed Development Site Boundary) forms the northeast corner of the Dovedale campus, which is separated from the main Ilam campus to the east by the Ilam sports fields and gardens of the Ilam Homestead (refer GA page 03 to reference context and site photos on pages 07, 08).

4.4 It has the established Dovedale campus to the west, with the campus consisting of a mix of large institutional buildings, carparks and an

infrastructure of well established tree planting. To the south, there is residential housing and student accommodation, with a band of well established native and exotic planting which also includes the Ilam Stream.

4.5 To the east are mainly residential properties which are separated from the site by large deciduous trees within the site itself, ranging in height from 9 to 19 metres (refer GA page 05)[1]. Along the northern boundary, the site faces Dovedale Avenue and is separated from the road boundary by a band of large, mainly deciduous trees ranging in height from 9 to 19.5 metres with many trees in the 13 to 15 metre height range. These trees are set over a width of 10 to 20 metres along the Dovedale Avenue frontage with a broad grassed berm underneath adjoined by well used, 4 metre wide cycle and pedestrian route. Residential properties are located along the northern side of the avenue.

4.6 The central part of the proposed development site is currently unused open space with decorative hoardings set back from the site boundary along its frontage to Dovedale Avenue. The field has been cleared of temporary university buildings placed there following the earthquakes. Prior to that, it was open grassed space used as sports fields, as discussed in Ms Hutchison's evidence.

5 KEY FEATURES OF THE PROPOSAL - LANDSCAPE AND VISUAL AMENITY

5.1 The proposal itself is described in detail in the evidence of Mr Herriot and Mr Chrystal, therefore I have not repeated that description here.

5.2 As described earlier, Mr Herriot of HMOA and I have worked together on the design of the proposal. HMOA was involved in the layout of the site and I then worked with HMOA and Mr Herriot to develop the elements of the design that combine landscape and architecture (such as concepts for the facade and fencing of the site, and access especially for pedestrians and cyclists). Following this, I developed the purely landscape elements such as existing and proposed planting.

[1] I understand that the landscape plan included in the AEE may have confused some readers because the tree heights shown in that plan are shown as RL. To avoid any further confusion, I have reissued the plan showing the tree heights relative to ground level (refer GA page 05).

Should the resource consent application be granted, there will be an opportunity to incorporate a cultural narrative to be developed for the campus into the landscape planting and landscape design.

5.3 Within the proposed development site, there are the following important landscape aspects. The buildings are sited to the north and west of the site. The Mill building is located in the north east corner of the site, approximately 18 metres from the eastern residential boundary and at a height of 11m.

5.4 The open and sealed backlot is proposed to be located at the south of the site with vehicle connections from Waimairi Rd and Dovedale Avenue. The size and continuity of the surface of the backlot has been worked through as part of the functional requirements of that space which must be sealed for vehicle turning and support vehicle parking on site during productions. This is a large area of open sealed space in the context of the Dovedale campus and the surrounding residential area.

5.5 Along the southern boundary of the site, all of the existing planting is proposed to be retained, forming a solid visual barrier from ground-based eye level along this interface. Although not formally measured, the general native planting here is estimated to be 4.0 metres minimum height with taller trees interspersed (refer GA pages 03, 07). There is wetland and riparian planting proposed to the north of the existing planting (refer GA page 05). The specific planting has not been confirmed yet but will reflect the cultural narrative developed for the site in collaboration with UC iwi representatives. An indicative selection of these ecological plant communities is provided (refer GA page 09 (Riparian planting)). The Ilam Stream itself is not affected by the proposal.

5.6 Pedestrian and cycle connections will continue along Dovedale Avenue and then into the campus via the central spine road. This will be enhanced by a further path to link the Dovedale path to the existing entrance into the campus (refer GA page 05).

5.7 Parts of the site will be securely fenced due to security requirements and for commercial sensitivity reasons associated with filming and personnel on site (refer GA page 05). The fence will be a steel mesh

type (1.8m high) along the southern boundary linking back to the proposed buildings in the southwest corner. Along the eastern boundary, there are existing residential fences (1.8m high) and planting within the site which will be retained. A security fence, gates and gatehouse will provide a secure entrance from Waimairi Rd to complete the fencing and security on this eastern face. As discussed earlier in my evidence, it is planned to develop the design narrative further post resource consent, however indicative fence type images have been provided (refer GA page 09).

5.8 There are two areas in the south-eastern corner of the site where there is not an existing visual barrier of tree planting. It is proposed to plant two groups of 3 trees (6 total) in this area to provide medium to long term planting for those two residential neighbours in this south-eastern corner of the site (refer GA page 05). These are proposed to be Fraxinus Raywoodii (Claret Ash) which reach a mature height of 10m and have a moderately fast growth rate of 0.5 – 1.0m per year. These trees are proposed to be planted at a height of 2.5 metres.

5.9 Along the northern face, the new buildings proposed (two storey offices in front and the higher (maximum height 23.5 metres) sound stage building directly behind to the south) will sit behind the broad swathe of existing trees and grass. Low planting is proposed in front of the buildings to increase amenity and discourage the public from accessing the immediate frontage of the office buildings (refer GA page 05 and the Visual Simulations prepared by Method Visual included in Appendix D to Mr Herriot's evidence).

5.10 There are two groups of trees and two single trees that are proposed to be removed (refer GA page 05) around the perimeter of the site:

(a) One group (three trees) is located in the northwest corner of the site and need to be removed to allow for the office building. A further one small tree in that area also needs to be removed to allow for access to the buildings. The group of three trees are large deciduous specimens that sit to the south of the other trees proposed to be retained, meaning that a visual cover of trees is retained in this area.

(b) The other group of trees to be removed is a group of five in the southwest corner, which are required to be removed to allow for the Green Screen building and vehicle access to the campus central spine road. There are a further seven trees surrounding this area to be retained and this is an area that fronts the existing campus. That frontage has an institutional scale of buildings and development, characteristic of the campus. The lone tree on the eastern boundary proposed to be removed is a large deciduous specimen that sits near the centre of the Waimairi Rd entrance.

5.11 The traffic aspects of the proposal are discussed in detail in Andrew Metherell's transport evidence. As described by Mr Metherell, there are two existing but unused vehicle entrances onto Dovedale Avenue, to the west of the proposed development site, that will be redesigned to cater for pedestrian and cycle access only. This will allow parking along the street frontage to be reinstated in front of those entrances. These accesses will be planted in a manner consistent with the landscape design for the existing Dovedale Avenue frontage. Also proposed is a pedestrian and cycle path which will connect from the Dovedale Avenue cycleway to the pedestrian access adjacent to the central spine road through the campus.

5.12 The layout of the site and its landscape design is based on design principles referred to in the Campus Masterplan (which is used as a general guide for design at the University). These include:

(a) connections within the campus (Connected Hubs);

(b) recognising the existing landscape character (Streams and Landscape); and

(c) a vibrant campus (Innovative Teaching and Learning Environments).

5.13 In achieving these principles, the following elements are relevant: The Ilam Stream will be protected by the security fence; the vast majority of the site's trees will be retained; and the Dovedale cycleway still provides access to the campus.

6 LANDSCAPE AND VISUAL AMENITY EFFECTS

6.1 The proposal itself is described in detail in the evidence of Dr Phelps and Mr Herriot. Therefore, I have not repeated that description here.

6.2 For this proposal, it is the visual amenity effects that are the most relevant to assess rather than the broader landscape effects. Landscape effects relate to change in a wide range of landscape related matters including historical, cultural and natural values, whereas visual amenity effects relate to changes in the visual landscape character and those visual attributes that people value in the existing landscape. Amenity is often described as the pleasantness and aesthetic coherence of a landscape.

6.3 The main potential effects on visual amenity relate to the introduction of new built form on the site, which will be visible from residences on Dovedale Avenue opposite the site, and the removal of some trees.

6.4 The methodology and terminology used in my evidence has been informed by the Draft Aotearoa New Zealand Landscape Assessment Guidelines. The table included in Figure 1 below outlines the rating scales that I have used in my evidence. The table included in Figure 2 is a comparative scale typically used for the RMA s95 notification determination test and the RMA s104D 'gateway' test for non-complying activities, but is also useful for s104 purposes to provide further context for the scale of an assessed effect.

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High

Figure 1. The seven-point landscape and visual effects rating scale.[2]

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
Less than Minor	Minor		More than Minor		Significant	

Figure 2. The comparative scale of degree of effects.[3]

[2] 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'.
[3] 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'

6.5 I define the effects in the seven point landscape scale as follows:

(a) *Very Low - effects which are negligible or are not readily discernible.*

(b) *Low - effects which are discernible but do not adversely affect the viewer experience.*

(c) *Low-Moderate - effects are discernible and start to adversely affect viewer experience.*

(d) *Moderate - effects are discernible and have an effect on the quality of the view but with the main 'view qualities' still intact.*

(e) *Moderate-High - effects are discernible and change the quality of the existing view, potentially with the loss of views.*

(f) *High - effects are discernible and there is a loss of views or the changes greatly affect the quality of the view so that the character of existing view is fundamentally changed.*

(g) *Very High - effects are discernible and there is a total loss of views or the changes significantly affect the quality of the view so that the character of existing view is fundamentally changed.*

6.6 When undertaking a landscape and visual amenity effects assessment, it is important to identify the permitted baseline. In this case the District Plan permitted activity standards (CCC Special Purpose (Tertiary Education) Zone 13.7.5.1) in relation to setback and height are relevant. In summary, these are

(a) a 15 metre minimum setback from a road boundary; and

(b) a six metre setback from an internal boundary for buildings up to 11 metres in height; and

(c) a 30 metre setback from all boundaries for larger buildings up to a maximum of 20 metres in height.

6.7 Subject to complying with other requirements such as site coverage, these standards allow large developments to occur on the Dovedale campus and recognise the University's need for larger buildings, while

also creating recession planes that respect the residential character and outlook of adjacent zones.

Effect of tree removal

6.8 This aspect of the proposal is described above. In the northwest corner, the three trees to be removed are inside the frame of existing tree cover along Dovedale Avenue. This can be seen on the Landscape Plan (refer GA, page 05). It can also be seen on the Visual Simulations prepared by MethodVisual (included in Appendix D to Mr Herriot's evidence) that there is continuous tree cover on this northwest corner, therefore no visual amenity effect from the removal of these trees will occur.

6.9 Along the eastern boundary, one tree is proposed to be removed. To address existing gaps in the tree cover, two new groups of trees will be planted to create effective screening in this area (refer GA, page 05). For those residents in the southeast corner of the site, the tree proposed to be removed would provide no discernible mitigation because of the location of other existing trees. The proposed trees will in time (likely 5 years minimum) provide further mitigation for the two houses that border the site.

6.10 In the southwest area where five trees are to be removed, there will be significant tree cover retained within this area and this location faces into the campus, such that the visual amenity effects of removal of the trees will be negligible.

6.11 Given there will be no or negligible effect along the northern boundary, a minor change in the short term, an improvement in the medium to long term on the eastern boundary and a negligible effect in the southwest corner of site, I consider the effect of tree removal on visual amenity to be a very low effect.

Visual amenity effect of new buildings on Dovedale Avenue and the backlot development

6.12 There will be a change in visual amenity due to the introduction of new built form on the site. The permitted baseline for that change is described above.

Dovedale Avenue Frontage

6.13 There is a non-compliance with the District Plan height standard of 20m, given that the sound stage building will be 23.5m. However the cross sections attached to my evidence (refer GA page 06) show the effective heights of the buildings when seen from typical vantage points on public or neighbouring land adjacent to the site. The *line of sight to the top of the building* (refer GA page 06) in each section is intersected by the District Plan Height and Setback Envelope, meaning that a building built to the permitted envelope would appear higher than the buildings proposed from the viewing positions shown, which are on the opposites sides of the adjacent public roads or from the Ilam Stream on the southern side of the site.

6.14 The cross sections (refer GA page 05) also show that that the boundary trees on Dovedale Avenue will generally screen or filter views of the buildings from the road and from neighbouring residential properties. This can also be seen in the Visual Simulations prepared by MethodVisual. Both winter and summer views have been shown by Method Visual and it is clear from these simulations the degree to which views of the proposed buildings will be screened or filtered. From these simulations it is my assessment that in the winter views, the visual effects will be low-moderate (being discernible and starting to adversely affect the viewer experience). In the summer views, I consider that the effects will be low (being discernible but not adversely affecting the viewer experience). The trees provide significant mitigation and it is therefore recommended that a condition be imposed requiring that these trees be retained, and are replaced should any die, become diseased or need to be removed for safety reasons.

6.15 Importantly, the visual amenity effects of the new buildings when viewed from Dovedale Avenue will be less than those anticipated by the District Plan interface rules. If the permitted baseline is applied (recognising that the decision whether to apply it is discretionary), I consider that the visual amenity effects of the proposal overall on the Dovedale Avenue frontage will be low.

Backlot

6.16 The proposed backlot is a large, open sealed space in a landscape, both on campus and in the residential area, which has significant existing mature tree planting. The backlot is therefore potentially out of character with its surroundings. However any views towards the backlot from residences to the south and east will be minimal because of existing fencing and planting along the eastern boundary (within the site) and existing planting along the southern boundary (also within the site). This can be seen in the photos in the GA (pages 03, 07, 08) and also in Site Cross Section E (GA page 06) where, unlike the other sections, the ground view is screened from view from the south. The effect of the backlot then is positive, in that that it provides open space to the north and west of these neighbours and means the proposed buildings are located further away than is permitted by the District Plan. Given the potential effect of the backlot on visual amenity is negated by the existing boundary fencing and planting, it is recommended that this planting and fencing be retained and that the planting is replaced should it die, become diseased or need to be removed for safety reasons.

Summary

6.17 Overall, I consider that:

(a) the visual amenity effects of the proposal are well within what is anticipated on this site by the District Plan, and that the retention of existing planting and the proposed new planting reduces any effects. Therefore, it is my opinion that visual amenity effects of this proposal are low, in that the change will be discernible but will not adversely affect the viewer experience.

(b) the effects of the proposal on landscape and landscape character are very low given that Ilam Stream will be unaffected, and further riparian planting will be provided as part of the proposal. The landscape design will incorporate the site's cultural narrative, and connection to the wider campus (both Dovedale and Ilam) will be maintained for pedestrians and cyclists.

7 SUBMISSIONS

7.1 I have reviewed the submissions on the proposal which raise landscape or visual amenity matters.

7.2 The submissions by Charles Abrahamson, Paula Kenna and a submitter whose name and address have been withheld under the Local Government Official Information and Meetings Act raise the issues of loss of green space and removal of trees and replanting. These matters are dealt with in my discussion of the effects of the proposal earlier in my evidence.

7.3 The submissions by Larry and Carol Milnes, Michael Bond and Robin and Susan Gardenbroek raise the issues of effects of the new buildings on residential character, the size of the backlot, the loss of green space and the changing character of the neighbourhood and the University activities. These matters are also dealt with in my discussion of the effects of the proposal earlier in my evidence.

8 SECTION 42A REPORT

8.1 Mr Klomp addresses residential character and amenity effects in paragraphs 63 – 75 of his report.

8.2 I note that at paragraph 71 of his report, he refers to the amended landscape plan provided on 8 July 2022 indicating that tree heights along Dovedale Avenue are between 26m and 33.4m. As noted earlier in my evidence, those heights are RL heights. This height is a vertical distance above the datum plan. While the RL level is noted on the plan in the legend, it is easy to miss. However Mr Herriot's evidence confirms that the Digital Artist's Impressions included in the AEE (which Mr Klomp considered when preparing his report) use surveyed levels and therefore the Impressions prepared by HMOA correctly reflect the height of the trees.

8.3 Mr Klomp essentially reaches the same conclusion as me at paragraphs 74 and 89, where he states that he considers that the proposal will result in minor (at most) and acceptable effects on residential character and amenity.

9 CONSENT CONDITIONS

9.1 I have reviewed the conditions of consent included in the s42a report and the minor amendments/additions to the landscaping conditions (conditions 8 – 11) recommended in the evidence of Mr Chrystal. I support Mr Chrystal's recommended amendments.

10 CONCLUSION

10.1 In conclusion, I consider that the landscape effects of this proposal are very low, and that its effects on visual amenity will be low or low-moderate depending on the season if the permitted baseline is disregarded. If the permitted baseline is accounted for, I consider that overall, visual amenity effects will be low. While there will be a change in visual amenity and that change will be discernible, it will not adversely affect the viewer experience, particularly given the significant mitigation provided by existing trees. I consider that the proposal can be supported from a landscape and visual amenity perspective.

Matthew Lester

August 2022

Appendix: Graphic Attachment (GA) (RMM, University of Canterbury, Landscape Graphic Attachment, August 2022).

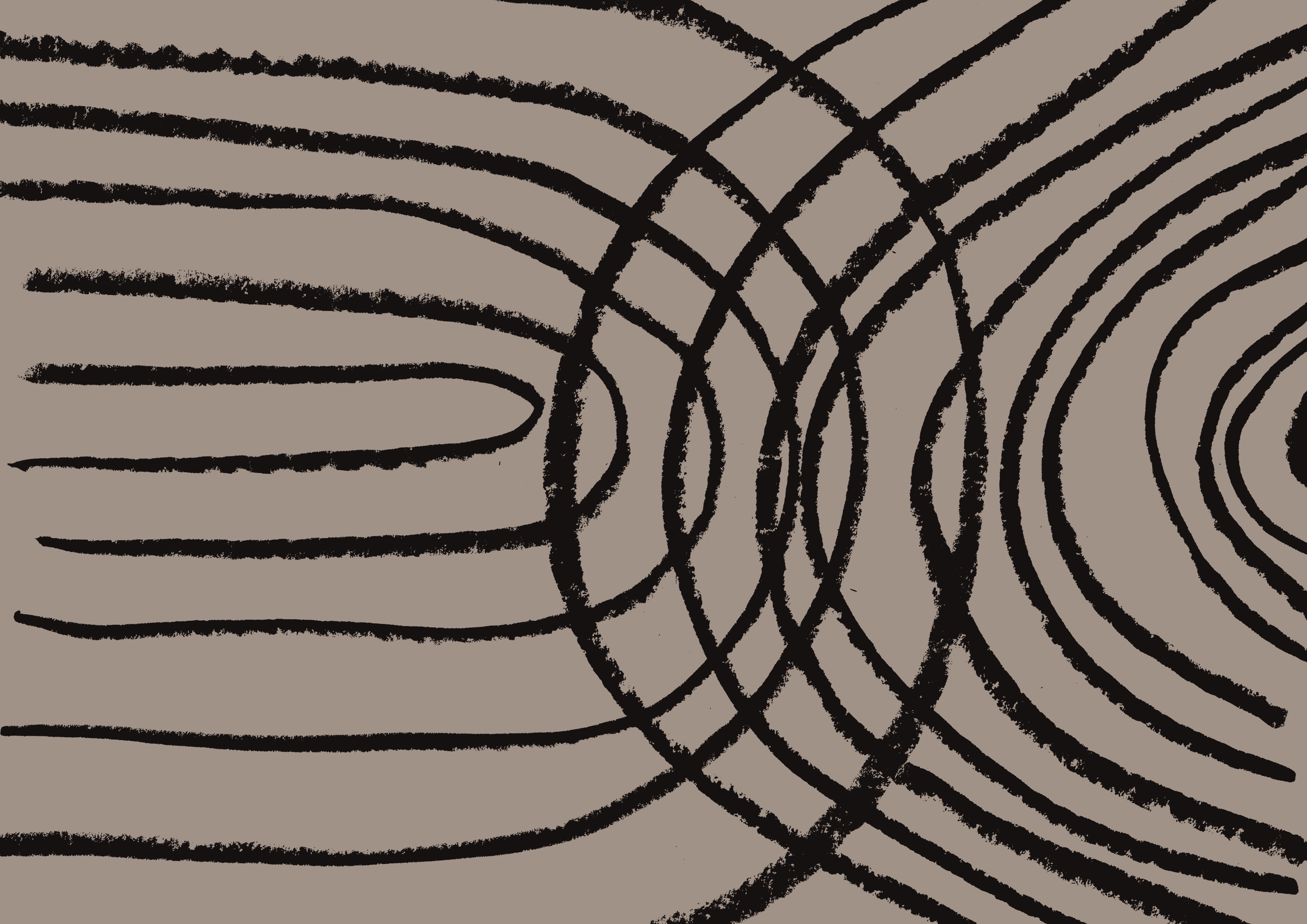
RMM

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

rmmla.co.nz

University of Canterbury
Landscape Graphic Attachment

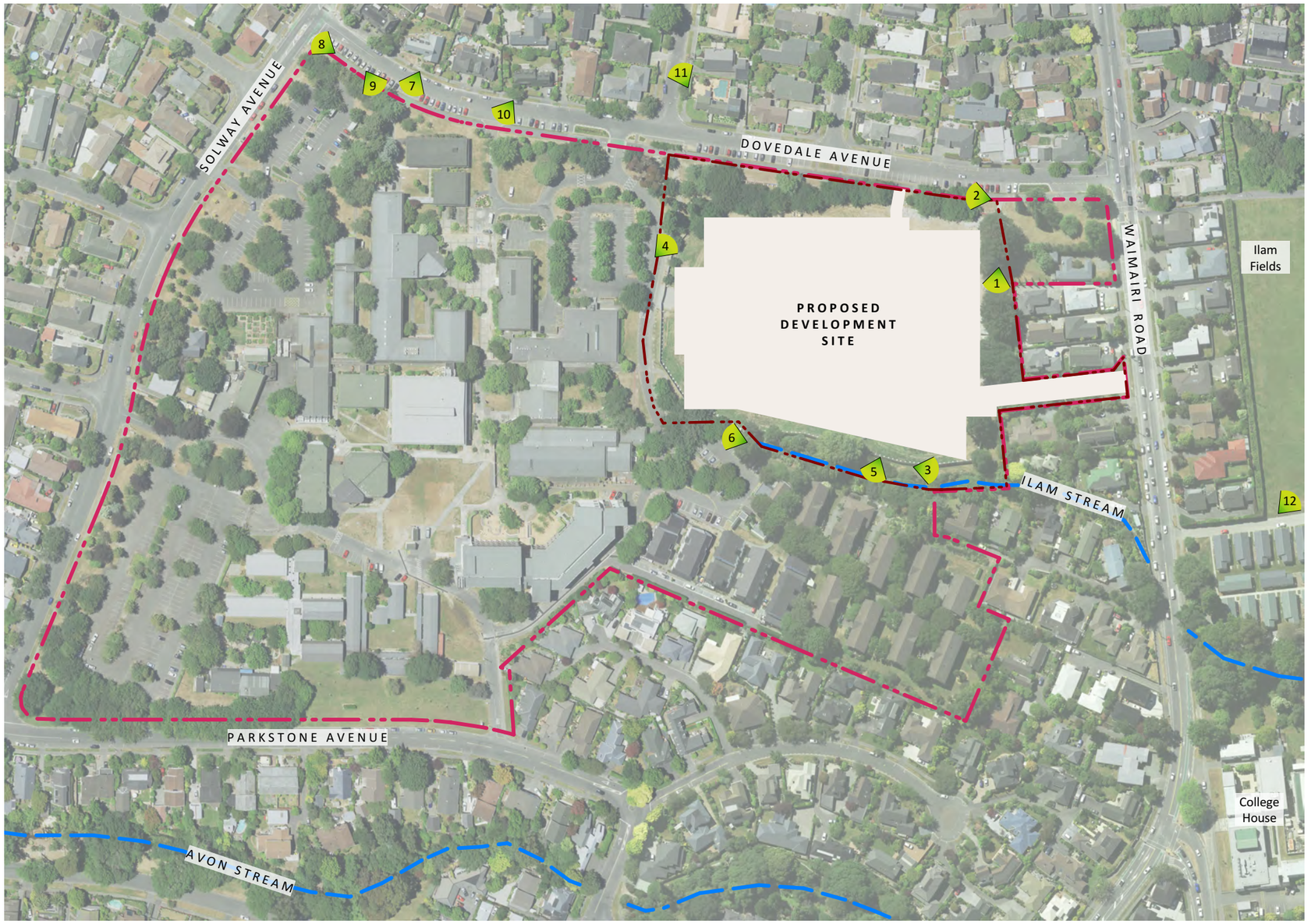
August 2022



The Site in Context

LEGEND

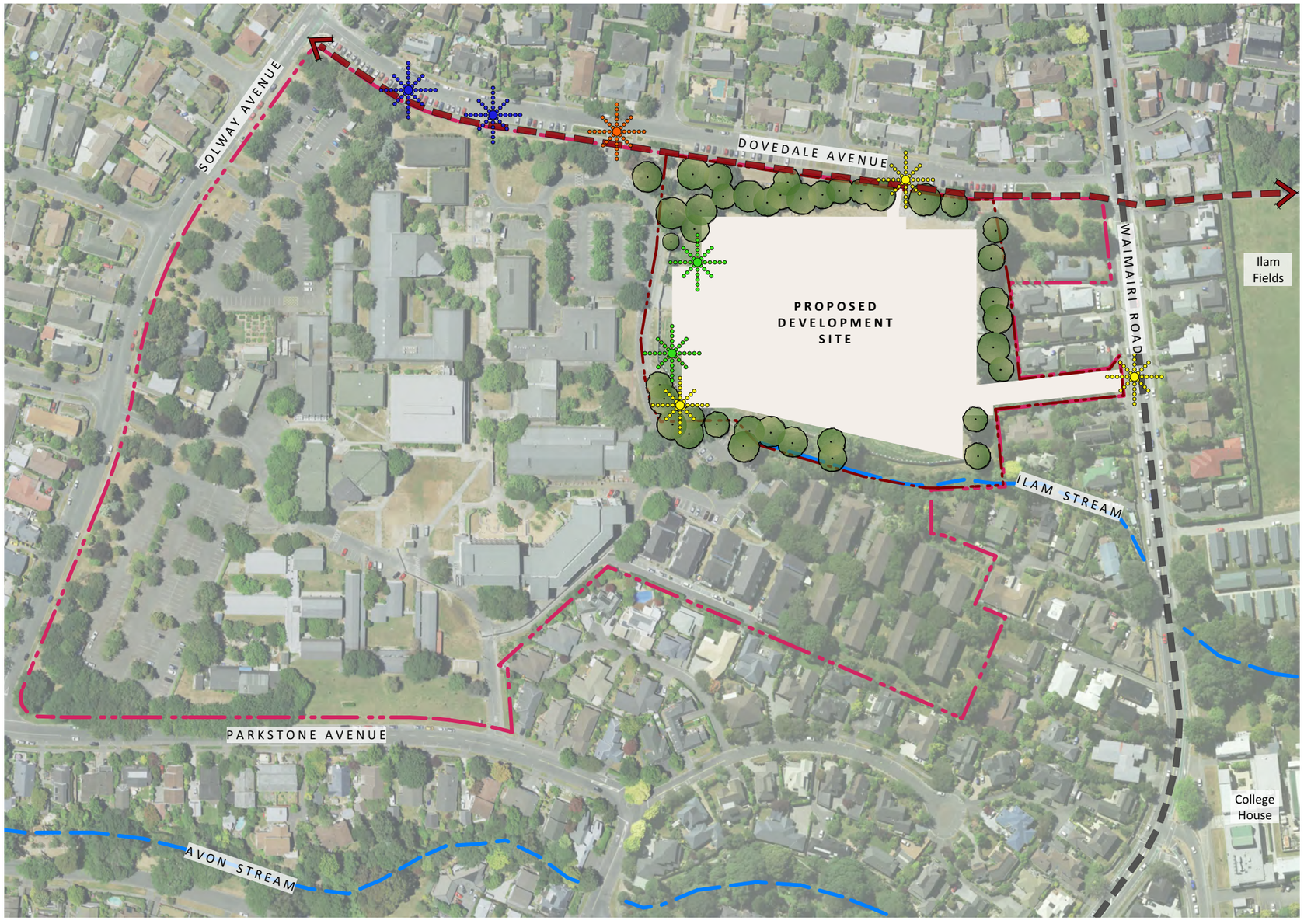
- Major Roads
- UC Dovedale
- UC Ilam
- Hagley Park
- Christchurch CBD
- Dovedale Campus Boundary
- Proposed Development Site Boundary
- Streams
- Photo Locations, refer pages 5&6



The Site - Connections

LEGEND

- Dovedale Campus Boundary
- Proposed Development Site Boundary
- Existing Shared 4m Wide Path
- Major Road
- Existing Campus Entrance
- Proposed Vehicle Entrances to Site
- Existing Vehicle Access to be Closed with Parking to Replace Entrance
- Proposed Pedestrian and Cycle Entrance to Development Site
- Streams
- Significant Trees to Remain



Proposal

LEGEND

- Proposed Development Site Boundary
- Proposed Buildings
- Water Tanks
- Overhead Canopy
- 7m Setback from Stream Edge
- 1.8m Laser Cut Steel Fence/Gates
- 1.8m Solid Timber Fence
- 1.8m Steel Mesh Security Fence
- Gravel Path
- New Asphalt
- Existing Hard Surfacing
- Lawn To Be Retained
- Hedge - Carpinus betulus, European Hornbeam
- Riparian and Stream Side Shrub and Tree Planting
- Driveway Access Amenity Planting
- Frontage Amenity Planting
- Existing Stream Side Shrub and Tree Planting
- Existing Trees to be Retained. Heights shown from ground level. **Note:** Tree heights shown on previous revisions have been in relation to the site RL +17.0m
- Existing Trees To Be Removed
- Specific Proposed Screening Trees, Planted at 2.5m Height - Mature Height 9.0m above Ground
- Covered and Secure Bike Parking

REV	DATE	NOTES
A	24/02/2022	For Resource Consent
B	25/03/2022	For Resource Consent RFI
C	02/08/2022	Graphic Attachment

Landscape statement

Overall the landscape design takes precedence from and provides an extension to the existing Dovedale campus landscape treatment.
The landscape strategy aims to integrate the Digital campus with the existing campus, provide safe and enjoyable connections, provide a common, useable landscape between residences and the campus and then link this to the wider university and city while recognizing the security needs of proposed Digital campus environment.
To achieve this the landscape design response looks to provide the following:

– Integration and connectivity through additions to the existing open space and path network to provide a well-connected campus, both ecologically and for those living and learning there.

– Legibility and Identity to create cultural landmarks and focal points to complement and build on the existing legibility and character of the campus. This work is at an early stage and will be expanded on as the project develops.

– Ecological Responsiveness retain and enhance existing waterways, landform and significant vegetation.

The planting species used on the site will be selected from the appropriate species outlined in the Canterbury and Garden city plant mixes from the University of Canterbury Landscape Masterplan May 2017, and the Approved & Restricted List of Plants in the University of Canterbury 14. Landscaping Design Guidelines September 2019 : Issue 4.

NORTH

RMM
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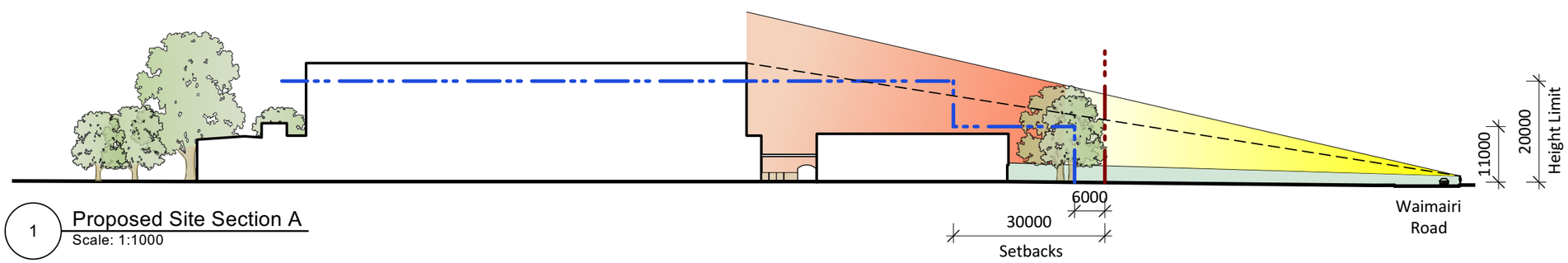
University of Canterbury Digital Campus Landscape Plan
UOC Dovedale Campus,
Waimairi Road, Ilam, Christchurch

JOB No.	21194
SCALE	1:1000 @ A3
DATE	25/03/2022
DESIGNED	SH
DRAWN	SH
CHECKED	ML
STATUS	For Graqphic Attachment
DRAWING No.	REVISION
1.0	C
SERIES	
1 of 1	

Cross Sections

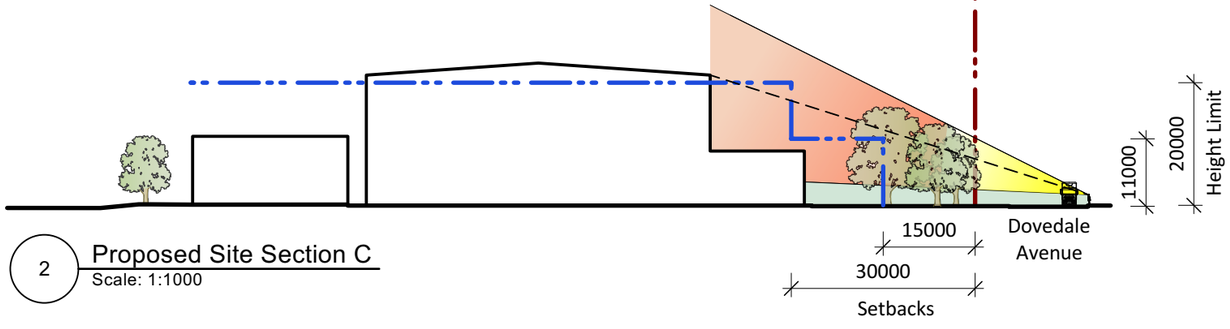
Campus Illustrative Masterplan



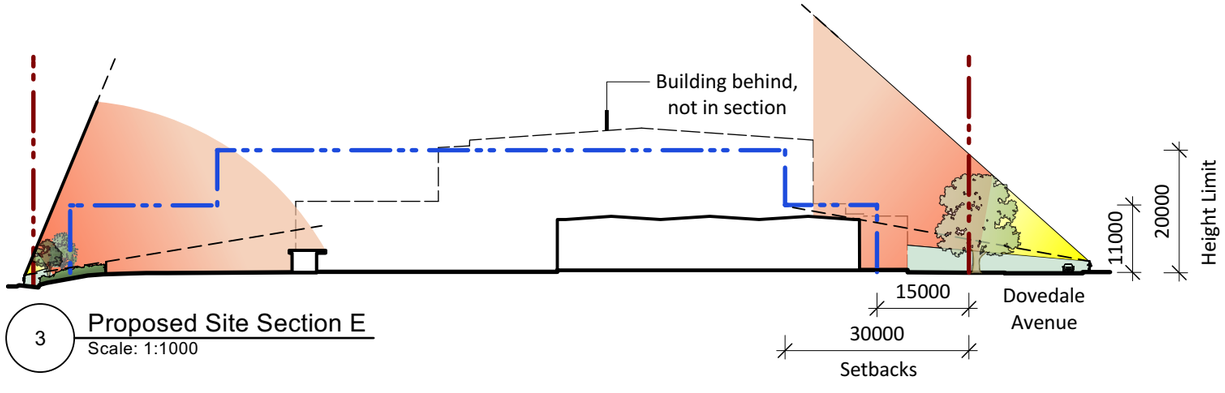
1 Proposed Site Section A
Scale: 1:1000

LEGEND

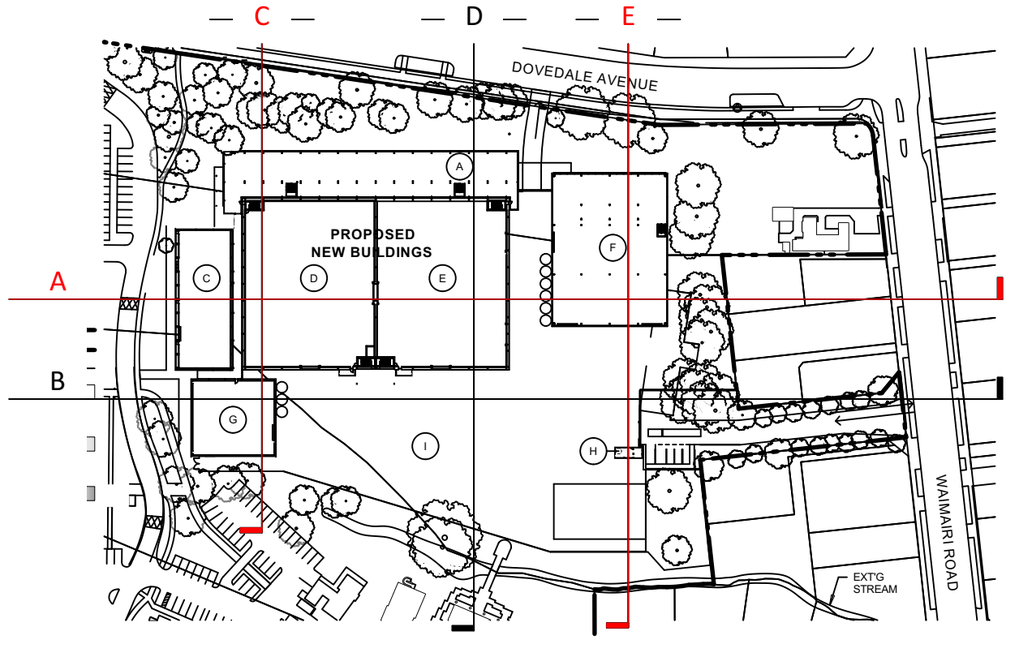
- UC Property Boundary
- Height and Setback Envelope
- Line of sight to top of building
- Area of Visibility from eye height to proposed building. Viewed from opposite side of nearest road
- Uninterrupted Visibility toward proposed buildings (tree heights as shown)
- Filtered visibility toward buildings due to existing established trees. Permeability through trees will vary between winter and summer months (tree heights as shown)



2 Proposed Site Section C
Scale: 1:1000



3 Proposed Site Section E
Scale: 1:1000



4 Proposed Site Plan Key
Scale: 1:2000

Site Photographs

Surroundings

The Dovedale site is situated in Ilam, surrounded in residential development c1960's - 80's, is approximately 6km from the city centre.

A well established palette of vegetation, perdominantly exotic species, exists along the streetscapes and reserves, with a number of established trees visible within private property.

Ilam fields are to the east of the campus, across Waimairi Rd, an area of open space and recreation opportunity.

Context Photographs

Fencing Types

Overall the landscape design will take precedent and extend from the existing Dovedale campus landscape treatment.

1. Decorative laser cut steel panel fence and gates

NOTE: Refer to Proposal Landscape Plan on p6 for locations of fence types used

2. Steel mesh security fence along stream boundary

3. Stained solid timber fence to residential boundaries

Planting Strategy

HEDGE

Carpinus betulus
European hornbeam

RIPARIAN

Carex secta
Makura Sedge

Carex vergata
Swamp Sedge

Coprosma propinqua
Mingimingi

Phormium tenax
Harakeke / NZ Flax

Brachyglottis greyi
Resin bush

AMENITY

Corokia 'Bronze King'
Bronze Corokia

Chionochloa flavicans
Dwarf toetoe

Muehlenbeckia astonii
Shrubby Tororaro

Anemanthele lessoniana
Wind Grass

Muehlenbeckia axillaris
Creeping Wire Vine

Hebe spp
Hebe varieties

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